

Mitigation Monitoring and Reporting Program

CEQA requires that a reporting or monitoring program be adopted for the conditions of project approval that are necessary to mitigate or avoid significant effects on the environment (Public Resources Code 21081.6). This mitigation monitoring and reporting program is intended to track and ensure compliance with adopted mitigation measures during the project implementation phase. For each mitigation measure recommended in the Initial Study – Mitigated Negative Declaration, specifications are made herein that identify the action required, the monitoring that must occur, and the agency or department responsible for oversight.

City of San Leandro
Alco Iron & Metal Company Facility Expansion Project

Mitigation Measure	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification Initial	Compliance Verification Date	Compliance Verification Comments
Air Quality							
AQ-1: BAAD Best Management Practices for Construction-Related Fugitive Dust Emissions							
The Applicant shall implement the following Bay Area Air District (Air District) recommended basic construction mitigation measures during project construction (Air District 2022):	The City shall verify that the project's construction contractor implements BAAD's Basic Construction Mitigation Measures.	During construction activities.	Periodically during construction activities.	City of San Leandro Community Development Department, Building & Safety Division			
B-1 All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.							
B-2 All haul trucks transporting soil, sand, or other loose material off-site shall be covered.							
B-3 All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.							
B-4 All vehicle speeds on unpaved roads shall be limited to 15 miles per hour.							
B-5 All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.							
B-6 All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 miles per hour.							
B-7 All trucks and equipment, including their tires, shall be washed off prior to leaving the site.							
B-8 Unpaved roads providing access to sites located 100 feet or further from a paved road shall be treated with a 6- to 12-inch layer of compacted layer of wood chips, mulch, or gravel.							
B-9 Publicly visible signs shall be posted with the telephone number and name of the person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's General Air Pollution Complaints							

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Biological Resources							
BIO-1: Nesting Bird Avoidance and Minimization Measures							
A preconstruction nesting bird survey for bird species protected under the Migratory Bird Treaty Act should be conducted by a qualified biologist within two weeks prior to the initiation of project construction, if the project is initiated during the nesting bird season (February 15 to August 31). If any active bird nests are identified, a buffer zone of 50 feet will be established by the qualified biologist to protect any active nests. The buffer zone may be adjusted based upon the assessment and recommendation of the qualified biologist, taking into account factors such as the level of disturbance in the immediate area and the level of acclimation of the birds to human activity.	If initial site disturbance occurs during the general avian nesting season, the City shall verify that a qualified biologist has performed a pre-construction nesting bird survey prior to ground disturbance.	No more than 14 days prior to initial site disturbance.	Prior to initial site disturbance.	City of San Leandro Community Development Department			
	If active nests are located, the City shall verify all construction activities are conducted outside a buffer zone, determined by a qualified biologist, from the nest.	During construction, if within avian nesting season.	Periodically during construction, if within avian nesting season.				
Cultural Resources							
CUL-1: Unanticipated Discovery of Cultural Resources							
In the event that archaeological resources are unexpectedly encountered during ground-disturbing activities, work within 50 feet of the find shall halt and an archaeologist meeting the Secretary of the Interior’s Professional Qualifications Standards for Archaeology (National Park Service 1983) shall be contacted immediately to evaluate the find. If the resource is determined by the qualified archaeologist to be prehistoric, then a Native American representative shall also be contacted to participate in the evaluation of the resource. If the qualified archaeologist and/or Native American representative determines it to be appropriate, archaeological testing for CRHR eligibility shall be completed. If the resource proves to be eligible for the CRHR and impacts to the resource cannot be avoided via project redesign, a qualified archaeologist shall prepare a data recovery plan tailored to the physical nature and characteristics of the resource, per the requirements of CCR Section 15126.4(b)(3)(C). The data recovery	The City shall verify that if archaeological resources are encountered, appropriate measures are implemented.	During construction if cultural resources are encountered during ground disturbing activities.	As needed.	City of San Leandro Community Development Department, Building & Safety Division			

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plan shall identify data recovery excavation methods, measurable objectives, and data thresholds to reduce significant impacts to cultural resources related to the resource. Pursuant to the data recovery plan, the qualified archaeologist and Native American representative, as appropriate, shall recover and document the scientifically consequential information that justifies the resource's significance. The City shall review and approve the treatment plan and archaeological testing as appropriate, and the resulting documentation shall be submitted to the regional repository of the California Historical Resources Information System, per CCR Section 15126.4(b)(3)(C).							
Hazards and Hazardous Materials							
HAZ-1 Soil Management Plan							
The project applicant shall retain a qualified environmental professional to prepare a Soil Management Plan (SMP) prior to construction. The SMP, or equivalent document, shall be prepared to address on-site handling and management of impacted soils or other impacted wastes and reduce hazards to construction workers and off-site receptors during construction. The plan must establish remedial measures and/or soil management practices to ensure construction worker safety, the health of future workers and visitors, and off-site migration of contaminants from the site. These measures and practices may include, but are not limited to: ▪ Stockpile management including stormwater pollution prevention and the installation of BMPs ▪ Guidance regarding proper disposal procedures of contaminated materials ▪ Guidance regarding monitoring, reporting, and regulatory agency notification ▪ A Health and Safety Plan (HASP) for contractors working at the site that addresses the safety and health hazards of each phase of site construction activities with the requirements and procedures for employee protection	The City shall verify a SMP and HASP are prepared by a qualified environmental consultant prior to construction. The City shall verify recommendations listed within the SMP are implemented as indicated.	Prior to issuance of a grading permit. Prior to and during construction of the proposed project.	Ongoing.	City of San Leandro Community Development Department, Building & Safety Division			

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The HASP shall also outline proper soil handling procedures and health and safety requirements to minimize worker and public exposure to hazardous materials during construction. The City of San Leandro shall ensure that a written SMP, HASP, and remedial measures for impacted soils have been prepared and approved prior to issuance of a grading permit.							
Tribal Cultural Resources							
TCR-1: Unanticipated Discovery of Tribal Cultural Resources							
In the event that cultural resources of Native American origin are identified during project construction, all earth-disturbing work within 50 feet of the find shall be temporarily suspended or redirected until an archaeologist has evaluated the nature and significance of the find as a cultural resource and an appropriate local Native American representative is consulted. If the City, in consultation with local Native American tribes, determines that the resource is a tribal cultural resource and thus significant under CEQA, a mitigation plan shall be prepared and implemented in accordance with State guidelines and in consultation with local Native American group(s). The plan shall include avoidance of the resource or, if avoidance of the resource is infeasible, the plan shall outline the appropriate treatment of the resource in coordination with the appropriate local Native American tribal representative and, if applicable, a qualified archaeologist. The plan shall include measures to ensure the find is treated in a manner that respectfully retains, to the degree feasible, the qualities that render the resource of significance to the local Native American group(s). Examples of appropriate mitigation for tribal cultural resources include, but are not limited to, protecting the cultural character and integrity of the resource, protecting traditional use of the resource, protecting the confidentiality of the resource, or heritage recovery.	The City shall verify that if tribal cultural resources are encountered, appropriate measures are implemented.	During construction if cultural resources of Native American origin are encountered during ground disturbing activities.	As needed.	City of San Leandro Community Development Department, Building & Safety Division			

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